114.0	0011	0006.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	637,900	/	637,900
USE VALUE:	637,900	/	637,900
ASSESSED:	637,900	/	637,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
6		CARL RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GHANOTAKIS NATALIE
Owner 2:	
Owner 3:	
Street 1:	6 CARL RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	GHANOTAKIS ANESTIS J--ETAL -
Owner 2:	GHANOTAKIS NATALIE -
Street 1:	6 CARL RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,200 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1930, having primarily Vinyl Exterior and 1528 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4200.000	255,700		382,200	637,900
Total Card	0.096	255,700		382,200	637,900
Total Parcel	0.096	255,700		382,200	637,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 417.58 | /Parcel: 417.5

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	73618
GIS Ref	
GIS Ref	
Insp Date	08/24/18

!8918!

PREVIOUS ASSESSMENT

Parcel ID: 114.0-0011-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	255,800	0	4,200.	382,200	638,000	638,000	Year End Roll	12/18/2019
2019	101	FV	205,000	0	4,200.	387,700	592,700	592,700	Year End Roll	1/3/2019
2018	101	FV	205,000	0	4,200.	289,400	494,400	494,400	Year End Roll	12/20/2017
2017	101	FV	205,000	0	4,200.	262,100	467,100	467,100	Year End Roll	1/3/2017
2016	101	FV	205,000	0	4,200.	251,200	456,200	456,200	Year End	1/4/2016
2015	101	FV	193,200	0	4,200.	212,900	406,100	406,100	Year End Roll	12/11/2014
2014	101	FV	193,200	0	4,200.	202,000	395,200	395,200	Year End Roll	12/16/2013
2013	101	FV	193,200	0	4,200.	192,200	385,400	385,400		12/13/2012

PRINT

Date	Time
12/10/20	23:27:08

LAST REV

Date	Time
09/24/18	11:18:45

apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 8918

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GHANOTAKIS ANES	70036-159		10/5/2017	Convenience	1	No	No		
	12267-625		8/11/1972		27,900	No	No		N

USER DEFINED

Prior Id # 1:	73618
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/14/2015	498	Insulate	2,627					
6/16/2006	482	Re-Roof	6,000					
7/17/2002	566	Porch	4,200	C				REBUILD PORCH

ACTIVITY INFORMATION

Date	Result	By	Name
8/24/2018	Meas/Inspect	BS	Barbara S
1/6/2009	Meas/Inspect	336	PATRIOT
10/30/2000	Hearing N/C	201	PATRIOT
4/12/2000	Inspected	276	PATRIOT
2/7/2000	Measured	197	PATRIOT
1/1/1982		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4200		Sq. Ft.	Site		0	70.	1.30	5									382,200						382,200	

Total AC/HA: 0.09642 | Total SF/SM: 4200 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 382,200 | Spl Credit | Total: 382,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	5 - Lino/Vinyl	40	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Fair
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Fair
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.33735275
Const Adj.:	0.97813988
Adj $ / SQ:	170.055
Other Features:	58750
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	370593
Depreciation:	114884
Depreciated Total:	255709

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6		BRs: 3		Baths: 1			HB				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

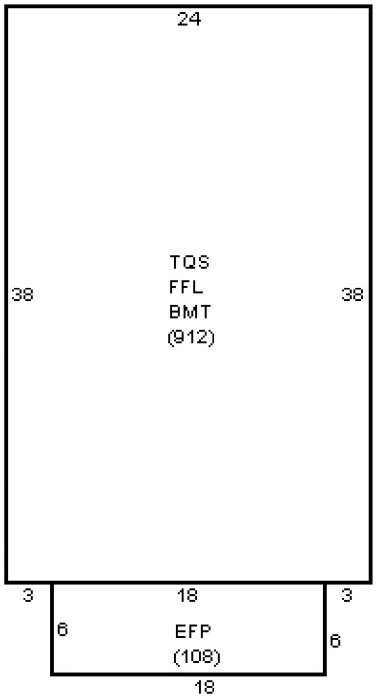
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	170.06
Special Features:	0	Val/Su Net:	100.35
Final Total:	255700	Val/Su SzAd	167.39

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	912	51.020	46,527
FFL	First Floor	912	170.060	155,090
TQS	3/4 Story	616	170.060	104,686
EFP	Enclos Porch	108	51.290	5,539
	Net Sketched Area:	2,548	Total:	311,842
Size Ad	1527.5999	Gross Are	2844	FinArea 1528

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
TQS	90				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

114.0-0011-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	